

MONTROSE MULTIFAMILY MEMBERS II, LLC

Profit & Loss

May 2021 through May 2022

	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	31,357	38,961	31,215	32,310	34,338	35,980	36,051	37,745	43,207	51,584	51,001	51,372	475,121
Rental Income - Passthrough	837	1,085	854	949	957	916	1,313	1,074	1,348	1,565	1,663	1,677	14,238
Rental Income - Late and Admin	21	58	23	303	624	218	30	491	362	172	38	758	3,098
Rental Income - Other	(2,912)	(4,894)	4,933	2,768	1,222	1,564	4,852	0	0	0	0	0	7,533
Rental Concessions	(3,349)	(2,753)	0	282	(1,989)	(1,700)	(1,891)	0	(3,630)	(6,303)	(2,467)	(2,183)	(25,983)
Total Income	25,954	32,457	37,025	36,612	35,152	36,978	40,355	39,310	41,287	47,018	50,235	51,624	474,007
Expense													
Advertising & Promotion	0	0	0	0	0	0	461	0	0	0	0	0	461
Cleaning Services	275	0	0	0	0	0	0	300	120	1,150	200	0	2,045
Commission	0	0	0	0	0	0	0	0	0	0	250	0	250
Inspection Fees	0	0	0	250	0	0	0	942	0	0	0	745	1,937
Insurance	3,169	3,169	3,569	3,569	3,569	3,569	0	4,444	9,444	4,722	4,722	4,722	48,668
Pest Control	844	0	0	0	130	0	2,185	217	0	194	0	909	4,479
Property Maintenance	820	0	0	645	3,187	3,663	2,994	2,783	3,371	3,368	1,814	1,440	24,085
Property Management	0	0	4,435	4,435	4,435	1,587	1,587	1,587	1,587	1,587	1,587	1,587	24,414
Property Tax	0	0	0	0	0	0	0	20,000	0	117,604	(5,027)	0	132,577
Repairs & Maintenance	314	4,477	1,488	463	700	1,884	844	783	1,808	817	2,534	1,928	18,040
Utilities	2,030	1,301	2,555	2,630	28,228	1,417	3,344	5,218	2,926	2,517	3,316	1,937	57,419
Waste Management	751	1,027	0	298	438	63	702	476	594	488	455	575	5,867
Total Expense	8,203	9,974	12,047	12,290	40,687	12,183	12,117	36,750	19,850	132,447	9,851	13,843	320,242
Net Ordinary Income	17,751	22,483	24,978	24,322	(5,535)	24,795	28,238	2,560	21,437	(85,429)	40,384	37,781	153,765
Other Income/Expense													
Other Expense													
Bank Service Charges	0	0	0	60	0	716	358	537	925	179	537	179	3,491
Legal & Professional	0	1,800	1,200	1,429	750	1,800	12,105	0	0	0	0	0	19,084
Receiver Prof. Fees	0	52,501	0	903	0	0	0	0	0	0	0	0	53,404
Amortization Expense	0	0	26,678	26,678	26,678	26,678	26,678	88,938	37,054	37,054	37,054	37,054	370,544
Interest	0	283,154	46,695	77,825	77,825	77,825	77,825	36,789	77,825	88,409	77,825	77,825	999,822
Total Other Expense	0	337,455	74,573	106,895	105,253	107,019	116,966	126,264	115,804	125,642	115,416	115,058	1,446,345
Net Other Income	0	(337,455)	(74,573)	(106,895)	(105,253)	(107,019)	(116,966)	(126,264)	(115,804)	(125,642)	(115,416)	(115,058)	(1,446,345)
Net Income	<u>17,751</u>	<u>(314,972)</u>	<u>(49,595)</u>	<u>(82,573)</u>	<u>(110,788)</u>	<u>(82,224)</u>	<u>(88,728)</u>	<u>(123,704)</u>	<u>(94,367)</u>	<u>(211,071)</u>	<u>(75,032)</u>	<u>(77,277)</u>	<u>(1,292,580)</u>

Exhibit 12